153.0	0011	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	777,600 / 777,600
					USE VALUE:	777,600 / 777,600
					ASSESSED:	777,600 / 777,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42		EUSTIS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHIN HONG & SUSAN C/ TRUSTEES
Owner 2:	CHIN NOMINEE REALTY TRUST
Owner 3:	
Street 1:	42 EUSTIS ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CHIN HONG & SUSAN C -
Owner 2:	-
Street 1:	42 EUSTIS ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,852 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1940, having primarily Vinyl Exterior and 1943 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5852.000	301,200		476,400	777,600
Total Card	0.134	301,200		476,400	777,600
Total Parcel	0.134	301,200		476,400	777,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 400.21 | /Parcel: 400.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 102427

GIS Ref

GIS Ref

Insp Date 03/23/18

PREVIOUS ASSESSMENT

Parcel ID 153.0-0011-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	301,400	0	5,852.	476,400	777,800	777,800	Year End Roll	12/18/2019
2019	101	FV	230,800	0	5,852.	446,700	677,500	677,500	Year End Roll	1/3/2019
2018	101	FV	230,800	0	5,852.	369,200	600,000	600,000	Year End Roll	12/20/2017
2017	101	FV	230,800	0	5,852.	339,500	570,300	570,300	Year End Roll	1/3/2017
2016	101	FV	230,800	0	5,852.	309,700	540,500	540,500	Year End	1/4/2016
2015	101	FV	221,800	0	5,852.	303,700	525,500	525,500	Year End Roll	12/11/2014
2014	101	FV	221,800	0	5,852.	282,300	504,100	504,100	Year End Roll	12/16/2013
2013	101	FV	221,800	0	5,852.	268,600	490,400	490,400		12/13/2012

!12083!

PRINT

Date	Time
12/11/20	02:11:59

LAST REV

Date	Time
04/15/20	09:13:15

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12083

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHIN HONG & SUS	74354-92	1	3/26/2020		1	No	No		
MUISE FRANCIS	31671-472		8/1/2000		435,000	No	No		
	11177-379		8/1/1966			No	No		N

USER DEFINED

Prior Id # 1:	102427
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
3/23/2018	Inspected	CC	Chris C
1/20/2018	MEAS&NOTICE	HS	Hanne S
3/17/2009	Inspected	163	PATRIOT
1/13/2009	Measured	372	PATRIOT
11/15/2000	MLS	MM	Mary M
5/1/2000	Inspected	276	PATRIOT
4/6/2000	Measured	263	PATRIOT
7/23/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5852		Sq. Ft.	Site		0	80.	1.02	9									476,446						476,400	

Total AC/HA: 0.13434 | Total SF/SM: 5852 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 476,446 | Spl Credit | Total: 476,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.32221508
Const Adj.:	0.98500049
Adj $ / SQ:	175.822
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	436589
Depreciation:	135342
Depreciated Total:	301246

COMMENTS

WALK-UP UAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

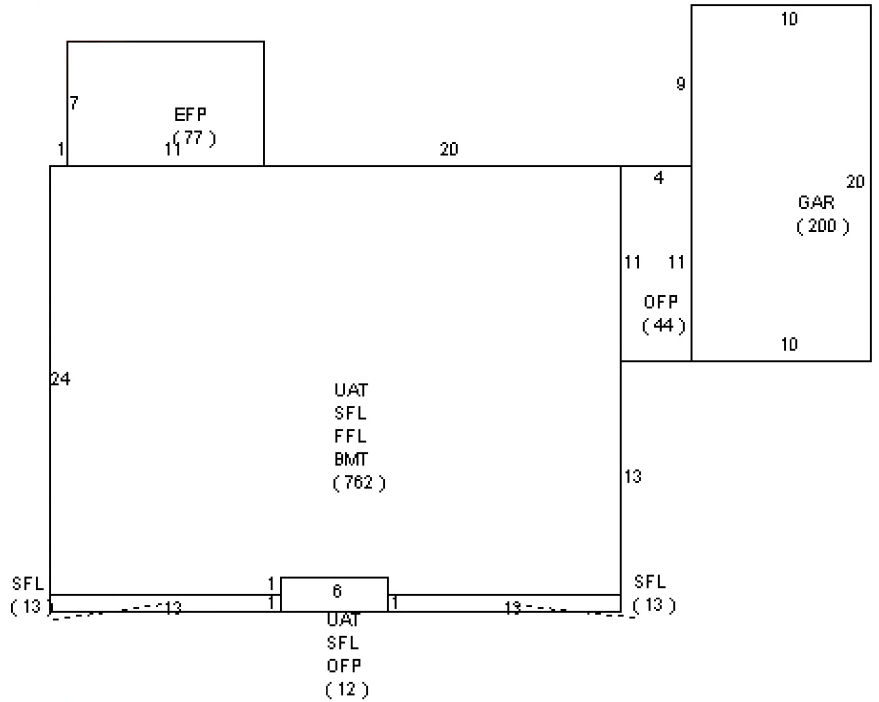
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	800	175.820	140,657
BMT	Basement	762	69.890	53,255
FFL	First Floor	762	175.820	133,976
GAR	Garage	200	27.090	5,418
UAT	Upper Attic	194	70.330	13,609
EFP	Enclos Porch	77	61.640	4,747
OFP	Open Porch	56	43.340	2,427
	Net Sketched Area:	2,851	Total:	354,089
Size Ad	1562	Gross Are	3431	FinArea 1943

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	175.82
Special Features:	0	Val/Su Net:	105.65
Final Total:	301200	Val/Su SzAd	192.83

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

153.0-0011-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	